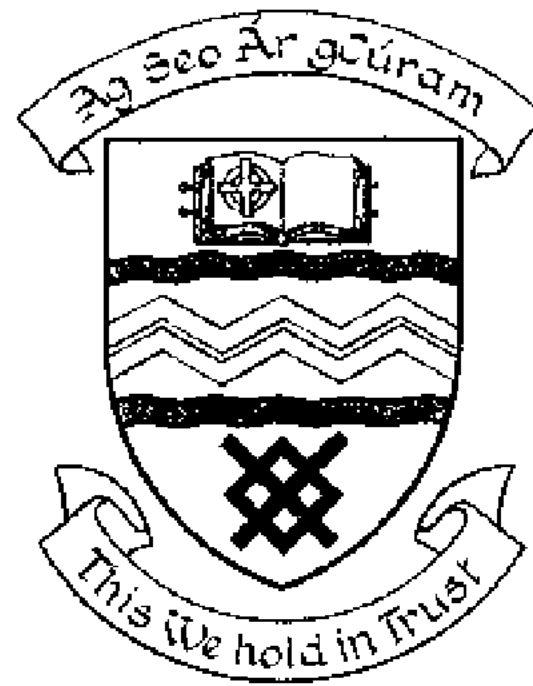


	South Dublin County Council Local Government (Planning & Development) Acts 1963 to 1993 Planning Register (Part 1)	Plan Register No. S98B/0396	
1. Location	32 Oakcourt Grove, Palmerstown, Dublin 20.		
2. Development	A two storey extension at side of existing dwelling consisting of granny flat at ground level and bedroom extension at first floor level.		
3. Date of Application	29/06/98	Date Further Particulars (a) Requested (b) Received	
3a. Type of Application	Permission	1. 2.	1. 2.
4. Submitted by	Name: Chris Ryan, Address: Architect, 22 Richmond Park, Herbert Road,		
5. Applicant	Name: Mrs. M. Sheehan, Address: 32 Oakcourt Grove, Palmerstown, Dublin 20.		
6. Decision	O.C.M. No. 1718 Date 27/08/98	Effect RP REFUSE PERMISSION	
7. Grant	O.C.M. No. Date	Effect RP REFUSE PERMISSION	
8. Appeal Lodged			
9. Appeal Decision			
10. Material Contravention			
11. Enforcement	Compensation	Purchase Notice	
0	0	0	
12. Revocation or Amendment			
13. E.I.S. Requested	E.I.S. Received	E.I.S. Appeal	
14. Registrar Date Receipt No.	

**SOUTH DUBLIN COUNTY COUNCIL
COMHAIRLE CHONTAE ÁTHA CLIATH THEAS**



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**PLANNING
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**NOTIFICATION OF DECISION TO REFUSE PERMISSION
LOCAL GOVERNMENT (PLANNING AND DEVELOPMENT) ACTS, 1963 TO 1993**

Decision Order Number 1718	Date of Decision 27/08/98
Register Reference S98B/0396	Date 29th June 1998

Applicant Mrs. M. Sheehan,

Development A two storey extension at side of existing dwelling
consisting of granny flat at ground level and bedroom
extension at first floor level.

Location 32 Oakcourt Grove, Palmerstown, Dublin 20.

Floor Area Sq Metres

Time extension(s) up to and including

Additional Information Requested/Received /

In pursuance of its functions under the above mentioned Acts, the South Dublin County Council, being the Planning Authority for the County Health District of Dublin, did by Order dated as above make a decision to **REFUSE PERMISSION** in respect of the above proposal.

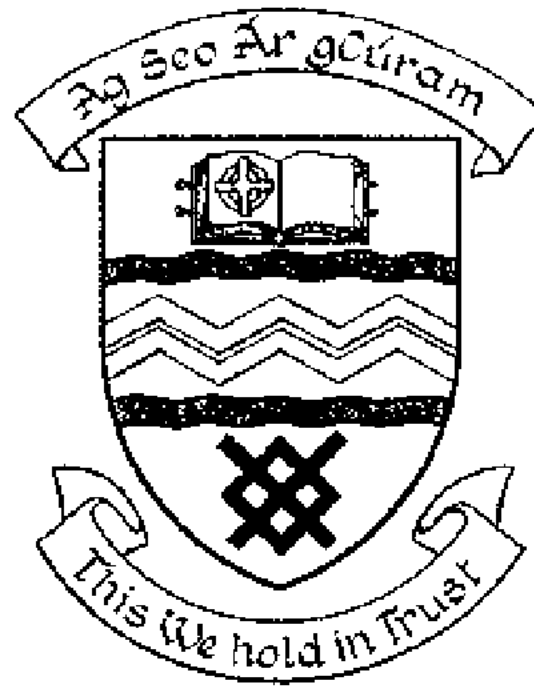
for the (4) Reasons on the attached Numbered Pages.

Signed on behalf of the South Dublin County Council

.....*DC*..... 27/08/98
for SENIOR ADMINISTRATIVE OFFICER

Chris Ryan,
Architect,
22 Richmond Park,
Herbert Road,
Bray,
Co. Wicklow.

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REG REF. S98B/0396

Reasons

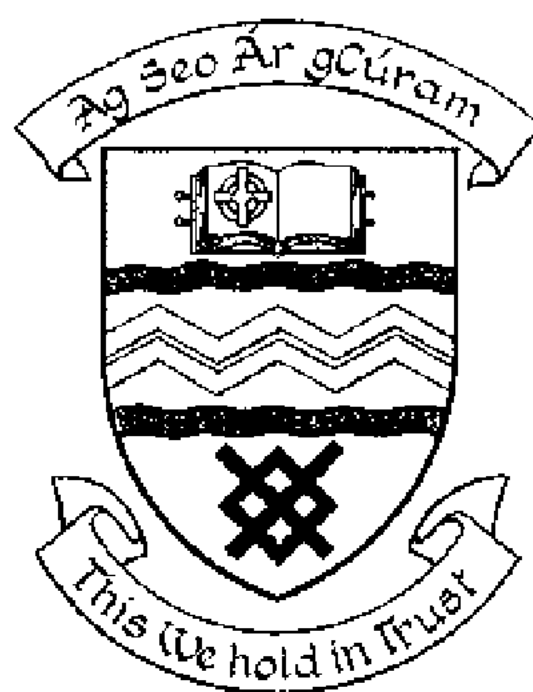
- 1 The lodged submission shows proposals for a two storey three bedroomed semi detached house whereas the newspaper and site notices show proposals for a granny flat extension at ground floor level and a bedroom extension at upper floor level. The submission does not meet with the requirements set out under Article 15(1)(d) and 16(4)(c) of the Local Government (Planning and Development), Regulations, 1994 regarding the contents of site and newspaper notices.
- 2 The proposed development materially contravenes the policies set out in paragraphs 3.9.5.(i) and 3.9.5.(ii) of the Dublin County Development Plan, 1993 regarding 'granny-flat' development in that the proposal does not constitute subdivision of an existing dwelling unit and it is not suitable for the development to revert to use as part of the existing dwelling on site when no longer required as temporary accommodation for a member of the applicant's family and house extensions.
- 3 The provision of a further house in this cul-de-sac development would seriously injure the communities and depreciate the value of property in the vicinity.
- 4 The lack of satisfactory off-street car parking would tend to create serious traffic congestion due to parking in the cul-de-sac.

NOTE: Sympathetic consideration would be given to an appropriate extension which would clearly be an

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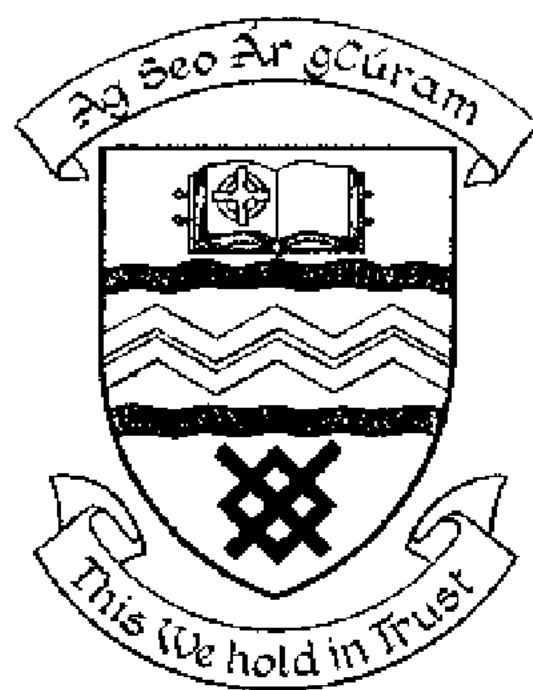
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extension to the existing dwelling and which would
not be capable for use as a separate dwelling.